

EXTERIOR INFORMATION test PDF Combine only				BATH FEATURES				COMMENTS				SKETCH					
Type: 22 - Conventional	Full Bath: 1	Rating: Poor	EST..	A Bath:	Rating:	2	44	18	STG (288)	16							
Sty Ht: 2 - 2 Story	3/4 Bath:	Rating:		A 3QBth:	Rating:												
(Liv) Units: 1	1/2 Bath:	Rating:		A HBth:	Rating:												
Foundation: 3 - BrickorStone	A OthrFix:	Rating:		OthrFix:	Rating:												
Frame: 1 - Wood																	
Prime Wall: 2 - Clapboard																	
Sec Wall:	%																
Roof Struct: 5 - Mansard																	
Roof Cover: 2 - Slate																	
Color: GREEN																	
View / Desir:																	
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID									
Grade: C - Average	Kits:	Rating:	1st Res Grid Desc: # Units	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Year Blt: 1921	A Kits:	Rating:															
Alt LUC:	Frpl:	Rating:															
Jurisdict:	WSFlue:	Rating:															
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD	Phys Cond: PR - Poor	48. %		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal: 2 - Plaster	Functional:		%	Interior:													
Sec Int Wall:	Economic:		%	Additions:													
Partition: T - Typical	Special:		%	Kitchen:													
Prim Floors: 3 - Hardwood	Override:		%	Baths:													
Sec Floors: 4 - Carpet	Total:	48.1 %		Plumbing:													
Bsmnt Flr: 12 - Concrete				Electric:													
Subfloor:				Heating:													
Bsmnt Gar: 1				General:													
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 5 - Steam																	
# Heat Sys: 1																	
% Heated:	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 007.0-0002-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	
2																	
IMAGE AssessPro Patriot Properties, Inc.																	

EXTERIOR INFORMATION test PDF Combine only				BATH FEATURES				COMMENTS				SKETCH					
Type: 22 - Conventional	Full Bath: 1	Rating: Average		A Bath:	Rating:		643-9096.	6									
Sty Ht: 2 - 2 Story	3/4 Bath:	Rating:		A 3QBth:	Rating:												
(Liv) Units: 1	1/2 Bath:	Rating:		A HBth:	Rating:												
Foundation: 3 - BrickorStone	OthrFix:	Rating:															
Frame: 1 - Wood																	
Prime Wall: 3 - Aluminum																	
Sec Wall:		%															
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl																	
Color: GREY																	
View / Desir:																	
GENERAL INFORMATION								RESIDENTIAL GRID									
Grade: C - Average				1st Res Grid Desc: Line 1 # Units: 1													
Year Blt: 1921	Eff Yr Blt:	Level:	FY LR DR D K FR RR BR FB HB L O														
Alt LUC:	Alt %:	Other															
Jurisdct:	Fact: .	Upper															
Const Mod:		Lvl 2															
Lump Sum Adj:		Lvl 1															
		Lower															
INTERIOR INFORMATION								Totals	RMs: 5	BRs: 2	Baths: 1	HB					
DEPRECIATION																	
Avg Ht/FL: STD	Phys Cond: FR - Fair	40. %	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal 2 - Plaster	Functional:	%	Interior:	1	5	2											
Sec Int Wall:	Economic:	%	Additions:														
Partition: T - Typical	Special:	%	Kitchen:														
Prim Floors: 3 - Hardwood	Override:	%	Baths:														
Sec Floors:	Total:	40.3 %	Plumbing:														
Bsmnt Flr: 12 - Concrete			Electric:														
Subfloor:			Heating:														
Bsmnt Gar:			General:														
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 1 - Forced H/Air																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID 007.0-0002-0002.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
22	Wood Deck	D	Y	1	10X4	A	AV	1970	16.00	T	39.2	109			400		400
More: N	Total Yard Items:	400	Total Special Features:		Total:	400											
IMAGE																	
AssessPro Patriot Properties, Inc																	

007.0 test PDF Combine only 0002 0002.0 1 of 3 Residential
 Map Block Lot 9 CARD ARLINGTON APPRAISED: 815,400 / 1,123,000
 APPRAISED: 815,400 / 1,123,000
 USE VALUE: 815,400 / 1,123,000
 ASSESSED: 815,400 / 1,123,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-20		NEWCOMB ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ACCARDI GERALDINE	
Owner 2:	
Owner 3:	

Street 1: 16 NEWCOMB STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ACCARDI GERALDINE -

Owner 2: -

Street 1: 16-20 NEWCOMB STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .286 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	Multi-House		12439		Sq. Ft.	Site		0	80.	0.64	1									634,538						634,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
109	12439.000	180,900		634,500	815,400		6237
							GIS Ref
							GIS Ref
							Insp Date
							10/21/17

Total Card	0.286	180,900		634,500	815,400	Entered Lot Size
Total Parcel	0.286	488,100	400	634,500	1,123,000	Total Land:
Source:	Market Adj Cost			Total Value per SQ unit /Card:	672.77	/Parcel: 199.38

Land Unit Type:

Parcel ID	007.0-0002-0002.0
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!671!

PREVIOUS ASSESSMENT	TAX DISTRICT	PAT ACCT.
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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	109	FV	488,100	400	12,439.	634,500	1,123,000		Year end	12/23/2021
2021	109	FV	473,600	400	12,439.	634,500	1,108,500		Year End Roll	12/10/2020
2020	109	FV	473,500	400	12,439.	634,500	1,108,400		Year End Roll	12/18/2019
2019	109	FV	462,100	400	12,439.	674,200	1,136,700		Year End Roll	1/3/2019
2018	109	FV	442,000	400	12,439.	491,800	934,200		Year End Roll	12/20/2017
2017	109	FV	442,000	400	12,439.	428,300	870,700		Year End Roll	1/3/2017
2016	109	FV	442,000	400	12,439.	364,900	807,300		Year End	1/4/2016
2015	109	FV	425,000	400	12,439.	356,900	782,300		Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACCARDI GERALDI	41530-543		12/1/2003	Family		99	No	No	
ACCARDI NICHOLA	41530-541		12/1/2003	Family	198,000	No	No		
	18654-127		10/1/1987			1	No	A	

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/21/2017										MEAS&NOTICE	HS	Hanne S
4/8/2009										Meas/Inspect	189	PATRIOT
8/21/2003										Inspected	BR	B Rossignol
8/8/2000										Meas. Denied	263	PATRIOT
9/21/1999										Mailer Sent		
9/21/1999										Measured	256	PATRIOT
7/1/1988											PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA
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Patriot Properties Inc.

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 2 - Bungalow	Full Bath: 1	Rating: Average	A Bath:	Rating:	TOILET IN BSMT.			10									
Sty Ht: 1A - 1 Sty +Attic	3/4 Bath:	Rating:	A 3QBth:	Rating:													
(Liv) Units: 1	1/2 Bath:	Rating:	A HBth:	Rating:													
Foundation: 2 - Conc. Block	OthrFix: 1	Rating: Fair															
Frame: 1 - Wood	Kits: 1	Rating: Fair															
Prime Wall: 3 - Aluminum	A Kits:	Rating:															
Sec Wall:	Fpl: 1	Rating: Fair															
Roof Struct: 1 - Gable	WSFlue:	Rating:															
Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES			1st Res Grid Desc: Line 1 # Units: 1													
Color: GREEN				Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Other:													
GENERAL INFORMATION			Upper:														
Grade: C - Average			Lvl 2:														
Year Blt: 1930	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct:	Fact: .																
Const Mod:				CONDOS INFORMATION													
Lump Sum Adj:				Location:													
INTERIOR INFORMATION			Total Units:														
Avg Ht/FL:	STD				Floor:												
Prim Int Wal:	2 - Plaster				% Own:												
Sec Int Wall:				Name:													
Partition:	T - Typical				DEPRECIATION												
Prim Floors:	4 - Carpet				Phys Cond: FR - Fair	40. %											
Sec Floors:				Functional:													
Bsmnt Flr:	12 - Concrete				Economic:												
Subfloor:				Special:													
Bsmnt Gar:				Override:													
Electric:	3 - Typical				Total: 40.3 %												
Insulation:	2 - Typical				CALC SUMMARY												
Int vs Ext:	S				Basic \$ / SQ:	100.00											
Heat Fuel:	1 - Oil				Size Adj.: 1.33825374												
Heat Type:	5 - Steam				Const Adj.: 0.97029907												
# Heat Sys:	1				Adj \$ / SQ: 129.851												
% Heated:	100				Other Features: 58300												
Solar HW:	NO				Grade Factor: 1.00												
% Com Wal				NBHD Inf: 1.00000000													
Mobile Home	Make:	Model:	Serial #:	Year:	Color:												
SPEC FEATURES/YARD ITEMS			PARCEL ID 007.0-0002-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:						Total:						

007.0 test PDF Combine only 0002 0002.0 1 of 3 Residential
 Map Block Lot 11 CARD ARLINGTON APPRAISED: 815,400 / 1,123,000
 APPRAISED: 815,400 / 1,123,000
 USE VALUE: 815,400 / 1,123,000
 ASSESSED: 815,400 / 1,123,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16-20		NEWCOMB ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ACCARDI GERALDINE	
Owner 2:	
Owner 3:	

Street 1: 16 NEWCOMB STREET
 Street 2:

Twn/City: ARLINGTON
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

PREVIOUS OWNER
 Owner 1: ACCARDI GERALDINE -
 Owner 2: -

Street 1: 16-20 NEWCOMB STREET
 Twn/City: ARLINGTON
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474

NARRATIVE DESCRIPTION
 This parcel contains .286 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1930, having primarily Aluminum Exterior and 1212 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS
 Code Descrip/No Amount Com. Int

PROPERTY FACTORS
 Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water
 o Sewer
 n Electri

Census:
 Flood Haz:
 D Topo 1 Level
 s Street
 t Gas:

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

Code Fact PriceUnits Type Mod Infl1 Infl2 Infl3 Class Land Code Value

109 Multi-House 12439 Sq. Ft. Site 0 80. 0.64 1

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
109	12439.000	180,900		634,500	815,400		6237
							GIS Ref
							GIS Ref
							Insp Date
							10/21/17
Total Card	0.286	180,900		634,500	815,400	Entered Lot Size	
Total Parcel	0.286	488,100	400	634,500	1,123,000	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	672.77	/Parcel: 199.38	Land Unit Type:

PREVIOUS ASSESSMENT Parcel ID 007.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	109	FV	488,100	400	12,439.	634,500	1,123,000		Year end	12/23/2021
2021	109	FV	473,600	400	12,439.	634,500	1,108,500		Year End Roll	12/10/2020
2020	109	FV	473,500	400	12,439.	634,500	1,108,400	1,108,400	Year End Roll	12/18/2019
2019	109	FV	462,100	400	12,439.	674,200	1,136,700	1,136,700	Year End Roll	1/3/2019
2018	109	FV	442,000	400	12,439.	491,800	934,200	934,200	Year End Roll	12/20/2017
2017	109	FV	442,000	400	12,439.	428,300	870,700	870,700	Year End Roll	1/3/2017
2016	109	FV	442,000	400	12,439.	364,900	807,300	807,300	Year End	1/4/2016
2015	109	FV	425,000	400	12,439.	356,900	782,300	782,300	Year End Roll	12/11/2014

SALES INFORMATION TAX DISTRICT PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACCARDI GERALDI	41530-543		12/1/2003	Family	99	No	No		
ACCARDI NICHOLA	41530-541		12/1/2003	Family	198,000	No	No		
	18654-127		10/1/1987			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/21/2017									HS		Hanne S	
4/8/2009									189		PATRIOT	
8/21/2003									BR		B Rossignol	
8/8/2000									263		PATRIOT	
9/21/1999											Mailer Sent	
9/21/1999									256		PATRIOT	
7/1/1988									PM		Peter M	

Sign: VERIFICATION OF VISIT NOT DATA _____

Total Card / Total Parcel
 815,400 / 1,123,000
 815,400 / 1,123,000
 815,400 / 1,123,000



USER DEFINED

Prior Id # 1:	6237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/29/21 18:50:57	
LAST REV Date Time	
12/27/18 10:50:16	
apro	
671	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION test PDF Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 2 - Bungalow	Full Bath: 1	Rating: Average	A Bath:	Rating:	TOILET IN BSMT.			12									
Sty Ht: 1A - 1 Sty +Attic	3/4 Bath:	Rating:	A 3QBth:	Rating:													
(Liv) Units: 1	1/2 Bath:	Rating:	A HBth:	Rating:													
Foundation: 2 - Conc. Block	OthrFix: 1	Rating: Fair															
Frame: 1 - Wood	Kits: 1	Rating: Fair															
Prime Wall: 3 - Aluminum	A Kits:	Rating:															
Sec Wall:	Fpl: 1	Rating: Fair															
Roof Struct: 1 - Gable	WSFlue:	Rating:															
Roof Cover: 1 - Asphalt Shgl	OTHER FEATURES			1st Res Grid Desc: Line 1 # Units: 1													
Color: GREEN				Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Other:													
GENERAL INFORMATION			Upper:														
Grade: C - Average			Lvl 2:														
Year Blt: 1930	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct:	Fact: .																
Const Mod:				CONDOS INFORMATION													
Lump Sum Adj:				Location:													
INTERIOR INFORMATION			Total Units:														
Avg Ht/FL:	STD				Floor:												
Prim Int Wal:	2 - Plaster				% Own:												
Sec Int Wall:				Name:													
Partition:	T - Typical				DEPRECIATION												
Prim Floors:	4 - Carpet				Phys Cond: FR - Fair	40. %											
Sec Floors:				Functional:													
Bsmnt Flr:	12 - Concrete				Economic:												
Subfloor:				Special:													
Bsmnt Gar:				Override:													
Electric:	3 - Typical				CALC SUMMARY												
Insulation:	2 - Typical				Basic \$ / SQ:	100.00											
Int vs Ext:	S				Size Adj.: 1.33825374												
Heat Fuel:	1 - Oil				Const Adj.: 0.97029907												
Heat Type:	5 - Steam				Adj \$ / SQ: 129.851												
# Heat Sys:	1				Other Features: 58300												
% Heated:	100	% AC:				Grade Factor: 1.00											
Solar HW:	NO	Central Vac:	NO				NBHD Inf: 1.00000000										
% Com Wal				Depreciation: 122087				NBHD Mod:									
			Depreciated Total: 180858				LUC Factor: 1.00										
			COMPARABLE SALES			Adj Total: 302945											
						Juris. Factor:											
						Special Features: 0											
						Final Total: 180900											
						Val/Su Net: 64.65											
						Val/Su SzAd: 118.58											
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:										
SPEC FEATURES/YARD ITEMS			PARCEL ID 007.0-0002-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:									Total:			